



City of Hutto

Agenda

Planning and Zoning Commission
Tuesday, October 4, 2022 at 7:00 PM
Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 2,2022.
- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 6,2022.
- 4.3. Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 3, Block 1 Final Plat, 14.247 acres, more or less, of land, one industrial lot, located southeast of the southeast intersection of Limmer Loop and Innovation Boulevard.
- 4.4. Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 4, Block 1 Final Plat, 17.509 acres, more or less, of land, one industrial lot, located east of the southeast intersection of Limmer Loop and Innovation Boulevard.
- 4.5. Hold a public hearing for the proposed Heritage Mill South Subdivision Revised Preliminary Plat, 187.21 acres, more or less, of land, 916 residential lots, located off FM 1660 South.

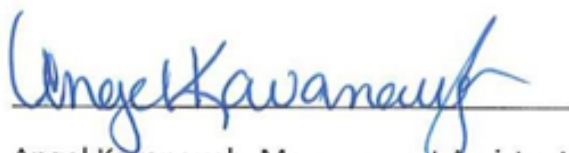
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the October 4, 2022 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on September 30, 2022 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 2, 2022.
Meeting: Tuesday, October 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission meeting minutes 8.2.2022



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, August 2, 2022 at 7:00 PM City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:01 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Bryan Lee, Kurt Schwerdtfeger, Susanna Boyer. David Meyer, Bart Hutchings and Jerica Lawyer were not in attendance. Members of the City of Hutto Staff in attendance were: Ashley Bailey, Director of Development Services, Autumn Speer, Planning Manager, and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

No public comment.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 5, 2022.

Commissioner Susanna Boyer made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 5, 2022 as written, seconded by vice chair Bryan Lee. Motion passed 4 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the minor modification application of Kona TX BBQ food truck to be located in the Historic District at 209 Farley Street.

Staff presented applicant's request for the minor modification application of Kona TX BBQ food truck to be located in the Historic District at 209 Farley Street.

Discussion ensued between staff and commissioners.

Vice chair Bryan Lee made a motion to approve the minor modification application of Kona TX BBQ food truck to be located in the Historic District at 209 Farley Streets written, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays.

- 4.3. Hold a public hearing for the proposed Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, 2 multi-family residential lots and one commercial lot, located off of Ed Schmidt and future Live Oak extension.

Staff presented the public hearing for the proposed Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, 2 multi-family residential lots and one commercial lot, located off of Ed Schmidt and the future Live Oak extension.

Chair Rick Hudson opened the public hearing at 7:07 pm and closed at 7:07pm.

No action taken

- 4.4. Consideration and possible action on the proposed Durango Farms Phase 3 Final Plat, 10.554 acres, more or less, of land, one commercial lot, located south of Limmer Loop off of FM 1660.

Staff presented the applicant's request on the proposed Durango Farms Phase 3 Final Plat, 10.554 acres, more or less, of land, one commercial lot, located south of Limmer Loop off of FM 1660.

Discussion ensued between staff and commissioners.

Commissioner Kurt Schwerdtfeger made a motion to approve the proposed Durango Farms Phase 3 Final Plat, 10.554 acres, more or less, of land, one commercial lot, located south of Limmer Loop off of FM 1660 as written, seconded by commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.5. Consider action regarding a subdivision variance request for the property known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less, of land, for driveway spacing less than 425 feet.

Staff presented applicant's request for a subdivision variance request for the property known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less, of land, for driveway spacing less than 425 feet.

Discussion ensued between staff, commissioner and applicant.

Commissioner Susanna Boyer made a motion to accept a subdivision variance request for the property known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less, of land, for driveway spacing less than 425 feet as written, seconded by Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays.

- 4.6. Consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

Staff presented applicants request of a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

Discussion ensued between staff, commissioner and applicants.

Commissioner Susanna Boyer made a motion to accept and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard as written, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0.

- 4.7. Consideration and possible action on the Emory Farms Commercial Amended Plat for Lots 4 and 5, known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less.

Staff presented applicants request on the Emory Farms Commercial Amended Plat for Lots 4 and 5, known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less.

Discussion ensued between staff, commissioners and applicants.

Vice-chair Bryan Lee made a motion to accept staff recommendations on the Emory Farms Commercial Amended Plat for Lots 4 and 5, known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less with the condition that the new access location is reflected on the final plat, seconded by commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Bailey updated that this was Autumn Speer's last day at the City of Hutto, and an update on the Comprehensive Plan will be presented to council on August 18, 2022.

6. ADJOURNMENT

The meeting was adjourned at 7:43 pm.

7. CERTIFICATION

I certify that this notice of the August 2, 2022 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on July 29, 2022 at 5:00 P.M.

Planning and Zoning Commission Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 6, 2022.
Meeting: Tuesday, October 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission Meeting Minutes 9.6.2022



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, September 6, 2022 at 7:00 PM City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning meeting was called to order at 7:02 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Bryan Lee, Susanna Boyer and David Meyer. Kurt Schwerdtfeger, Bart Hutchings and Jerica Lawyer were not in attendance. Members of the City of Hutto Staff in attendance were: Ashley Bailey, Director of Development Services and John Byrum, Planning Manager.

3. PUBLIC COMMENT

Cassie Silveira Spoke about Fiber deployment in Hutto

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 2, 2022.

No motion, needed a correction on 4.6 of 4 Ayes to 0 Nays will bring back to October agenda for approval.

- 4.2. Consideration and recommendation on the City of Hutto Capital Improvement Plan. Staff presented the proposed City of Hutto Capital Improvement Plan.

Discussion ensued between staff and commissioners.

A motion was made by Vice Chair Bryan Lee to recommend the Capital Improvement plan to City Council with the following recommendations:

1. T6 move to P1
2. T13 move to P2
3. Addition of intersection improvements
4. T10 add extensive improvements and funding
5. Overlay of Mager Lane (Kates Way to Limmer)
6. T3- design includes signals at 79
7. Add years as reference for plans

Seconded by Commissioner David Meyer Motion passed 4 Ayes to 0 Nays.

- 4.3. Discussion on amending sections 10.609.4.1 Land Dedication, 10.609.5.3, Fee instead of Parkland Dedication, 10.609.6.2 Usability, and 10.609.6.5 Access, to update the

minimum standards and fees related to parkland and open space dedication requirements - (Jeff White)

Staff Presented applicants request of amending sections 10.609.4.1 Land Dedication, 10.609.5.3, Fee instead of Parkland Dedication, 10.609.6.2 Usability, and 10.609.6.5 Access, to update the minimum standards and fees related to parkland and open space dedication requirements.

Jeff White, Parks Superintendent, Perry Savard, and

City Manager James Earp all spoke on the item.

- 4.4. Hold a public hearing for the proposed North Town Commons Lots 2, 3, 4 Block A Preliminary Plat, 2.864 acres, more or less, of land, 3 commercial lots, located on FM 1660 South.

Staff presented applicants request for the proposed North Town Commons Lots 2, 3, 4 Block A Preliminary Plat, 2.864 acres, more or less, of land, 3 commercial lots, located on FM 1660 South.

Open to the public at 9:39 PM and closed at 9:39 PM.

No action taken

- 4.5. Consideration and possible action on the proposed Emory Crossing Phase 4 Final Plat 30.969 acres, more or less, of land located north of Limmer Loop, between Ed Schmidt Blvd. and FM1660 North.

Staff presented applicants request for the proposed Emory Crossing Phase 4 Final Plat 30.969 acres, more or less, of land located north of Limmer Loop, between Ed Schmidt Blvd. and FM1660 North.

Discussion ensued between staff and commissioners.

David Meyer made a motion to approve with the addition of a few corrections to FP, seconded by Commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.6. Consideration and possible action on the proposed Heritage Mill North Preliminary Plat, 88.24 acres, more or less, of land, 88.24 acres, more or less, of land, 388 lots, located on the south side of FM 1660 east of County Road 163.

Staff presented applicants request on the proposed Heritage Mill North Preliminary Plat, 88.24 acres, more or less, of land, 88.24 acres, more or less, of land, 388 lots, located on the south side of FM 1660 east of County Road 163.
Discussion ensued between staff and commissioners.

Chair Rick Hudson made a motion to accept the proposed Heritage Mill North Preliminary Plat, 88.24 acres, more or less, of land, 88.24 acres, more or less, of land, 388 lots, located on the south side of FM 1660 east of County Road 163 as presented with the staff condition that all Williamson County comments and any outstanding engineering comments are satisfied prior to Final Plat submittal. Seconded by Vice Chair Bryan Lee. Motion passed 4 Ayes to 0 Nays.

- 4.7. Consideration and possible action on Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, two multi-family residential lots and one commercial lot, located off of Ed Schmidt and future Live Oak extension.

Staff presented the public hearing for the proposed Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, 2 multi-family residential lots and one commercial lot, located off of Ed Schmidt and the future Live Oak extension.

Discussion ensued between staff and commissioners.

Vice Chair Bryan Lee made a motion to accept the proposed Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, 2 multi-family residential lots and one commercial lot, located off of Ed Schmidt and the future Live Oak extension with staff conditions presented:

1. All lots/block are updated to show alphanumeric call-outs (ex. Lot 1, Block A)
2. Note #2 will be updated to reflect the correct PUD.
3. Update the P&Z approval note with the correct date.
4. All engineering label updates will be completed.

Seconded by Commissioner Susanna Boyer, Motion passed 4 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

The meeting was adjourned at 10:26 PM

7. CERTIFICATION

I certify that this notice of the September 9, 2022 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on September 2, 2022 at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 3, Block 1 Final Plat, 14.247 acres, more or less, of land, one industrial lot, located southeast of the southeast intersection of Limmer Loop and Innovation Boulevard.
Meeting: Tuesday, October 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for one lot zoned LI - Light Industrial. The site is part of the Titan Innovation Business Park.

NORTH: Light Industrial, Titan Innovation Business Park

SOUTH: Light Industrial, Titan Innovation Business Park

EAST: Light Industrial/Undeveloped

WEST: Light Industrial, Titan Innovation Business Park

SUMMARY OF REQUEST:

The proposed final plat matches the revised preliminary plat approved in October 2021.

STAFF REVIEW:

The proposed Final Plat is in substantial compliance with the applicable subdivision regulations. Staff recommends approval with the following conditions:

1. Update the drainage memo to reflect the final plat type, verify outfall detail on sheet C3.2 is in conformance with UDC, and ensure compliance with SCS storm type III analysis.
2. Update the utility schematic to show connections to existing water/wastewater lines.

FINANCIAL IMPACT:

Not applicable for this application.

POLICY IMPLICATIONS:

ATTACHMENTS:

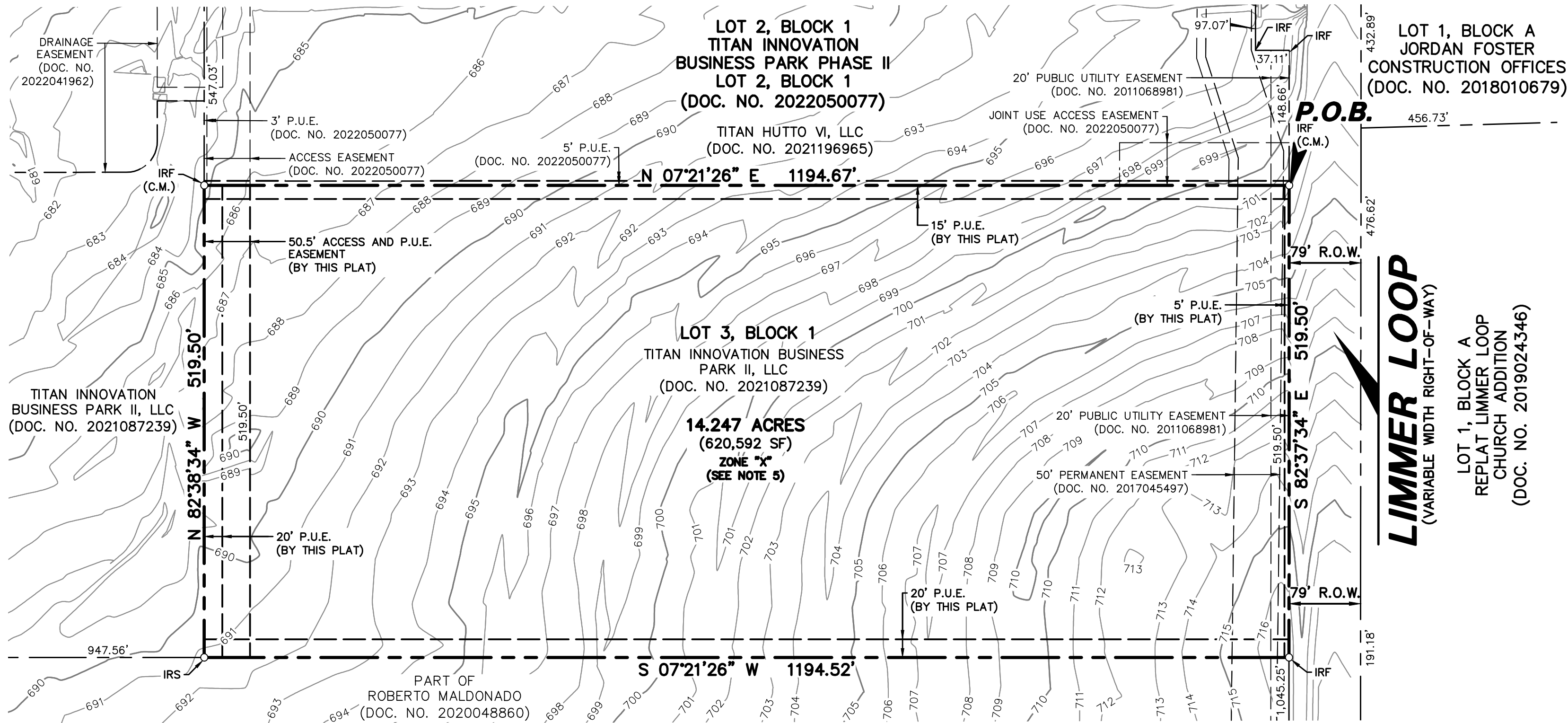
AGENDA ITEM REPORT

4.3.



1. TIBPPHII Lot 3Blk1FP-U1-Plat(7-25-22)

LMGONZALEZ-GONZALEZ
7/21/2022 1:46 PM
M:\DWG-47\4703-22.142\DWG\SURVEY C3D 2018\4703-22.142FP LOT
3.DWG



NOTES

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- UTILITY NOTES
 - WITHIN CCN
 - WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- FLOODPLAIN NOTES:
 - ULTIMATE FLOODPLAIN
 - NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/8" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG THE EAST LOT LINE OF PROPOSED LOT 3 FOR WATER, SEWER, AND STORM SEWER.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.

NOTES CONTINUED

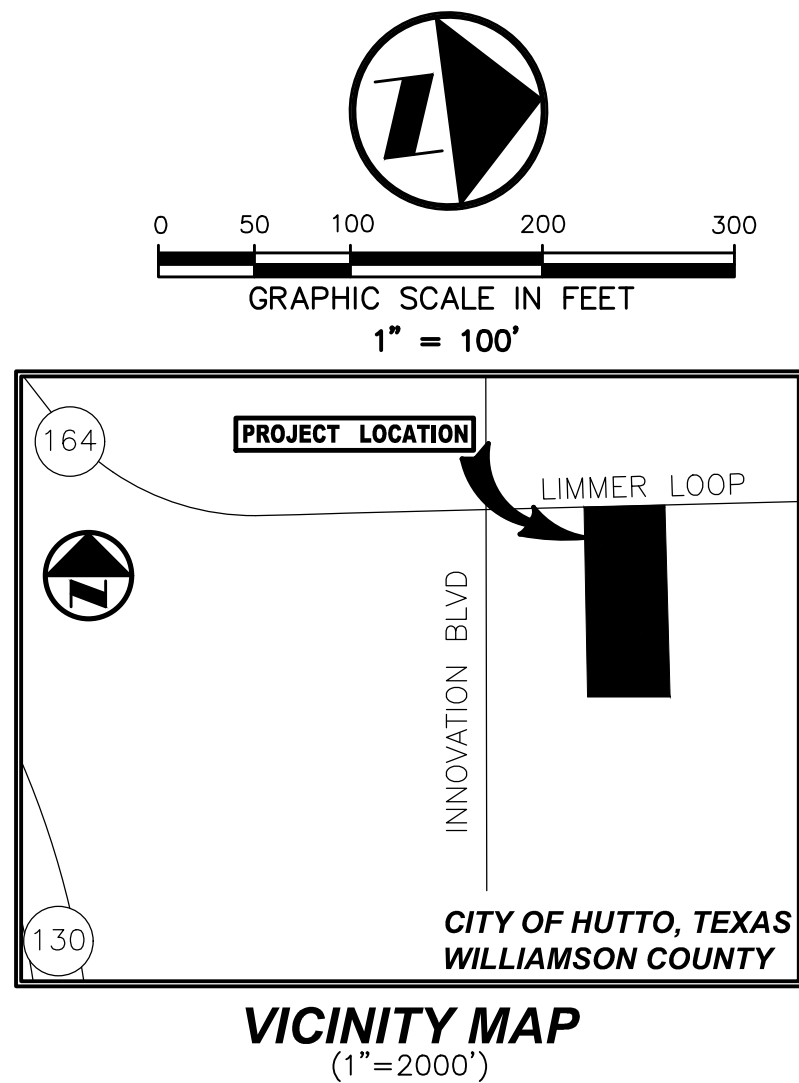
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY
- THE SUBDIVISION IS ZONED LIGHT INDUSTRIAL.
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
- SIDEWALKS AND TREES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- DETENTION FOR LOT 3, BLOCK 1, SHALL BE PROVIDED ON LOT 4, BLOCK 1 AND PROPOSED POND SHALL BE A DRAINAGE EASEMENT. IMPROVEMENTS SHALL BE CONSTRUCTED BEFORE IMPERVIOUS COVER IS PLACED ON LOT 3.
- ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
- CITY LIMIT AND ETJ LINES ARE APPROXIMATE, INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (https://www.huttotx.gov/departments/gis/gis_layers.php), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- DETENTION POND IN LOT 4, BLOCK 1, SHALL BE OWNED BY THE OWNER OF LOT 4, BLOCK 1 AND SHALL BE MAINTAINED BY THE OWNERS IN ACCORDANCE WITH INSTRUMENT NUMBER 2022041962.
- SER APPROVAL IS NEEDED FOR SITE PLAN FOR WATER AND WASTEWATER CONNECTION IN ORDER FOR THE CITY TO DETERMINE IF THE EXISTING INFRASTRUCTURE HAS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT.
- ALL DISTURBED AND EXPOSED AREAS DUE TO CONSTRUCTION SHALL BE PERMANENTLY STABILIZED.

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 505-938-0822
CONTACT: JOE IANACONE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNERS:
TITAN INNOVATION BUSINESS PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 505-938-0822
CONTACT: BEN SPENCER



LEGEND

P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
IRF	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
○	POINT FOR CORNER UNLESS OTHERWISE NOTED
P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE

Received 7/22/2022



TITAN INNOVATION BUSINESS PARK PHASE II LOT 3, BLOCK 1

FINAL PLAT
LOCATED IN THE CITY OF HUTTO, TEXAS
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 2

Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY GEB	CHECKED BY LMG	SCALE 1"=100'	DATE JUNE 2022
		JOB NUMBER 4703-22.142	

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 4, Block 1 Final Plat, 17.509 acres, more or less, of land, one industrial lot, located east of the southeast intersection of Limmer Loop and Innovation Boulevard.
Meeting: Tuesday, October 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for one lot zoned LI - Light Industrial. The site is part of the Titan Innovation Business Park.

NORTH: Light Industrial, Titan Innovation Business Park

SOUTH: Light Industrial, Titan Innovation Business Park

EAST: Light Industrial/Undeveloped

WEST: Light Industrial, Titan Innovation Business Park

SUMMARY OF REQUEST:

The proposed final plat matches the revised preliminary plat approved in October 2021.

STAFF REVIEW:

The proposed Final Plat is in substantial compliance with the applicable subdivision regulations. Staff recommends approval with the following conditions:

1. Update the drainage analysis and modeling to reflect the last clarification items received on September 23, 2022.

FINANCIAL IMPACT:

Not applicable for this application.

POLICY IMPLICATIONS:

ATTACHMENTS:

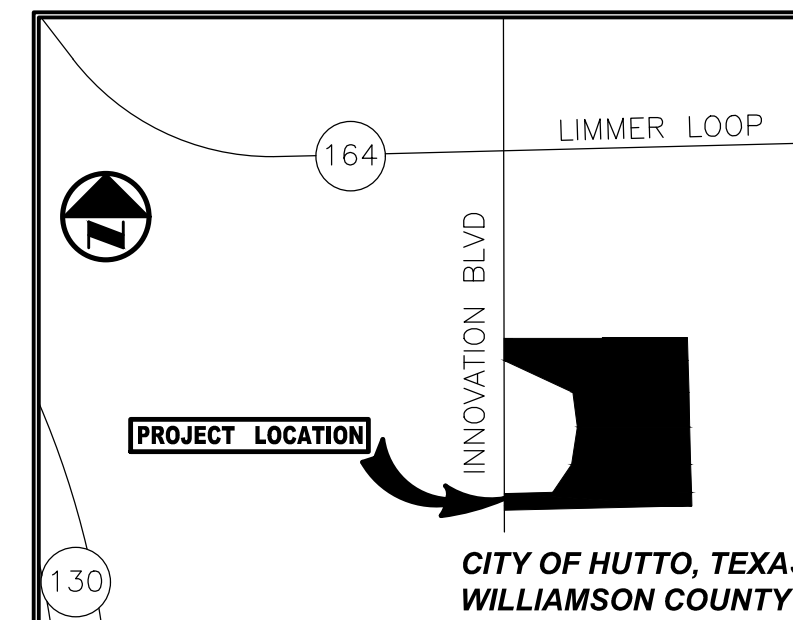
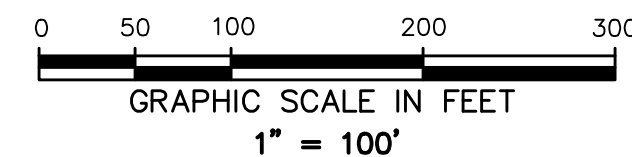
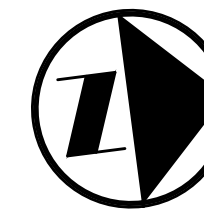
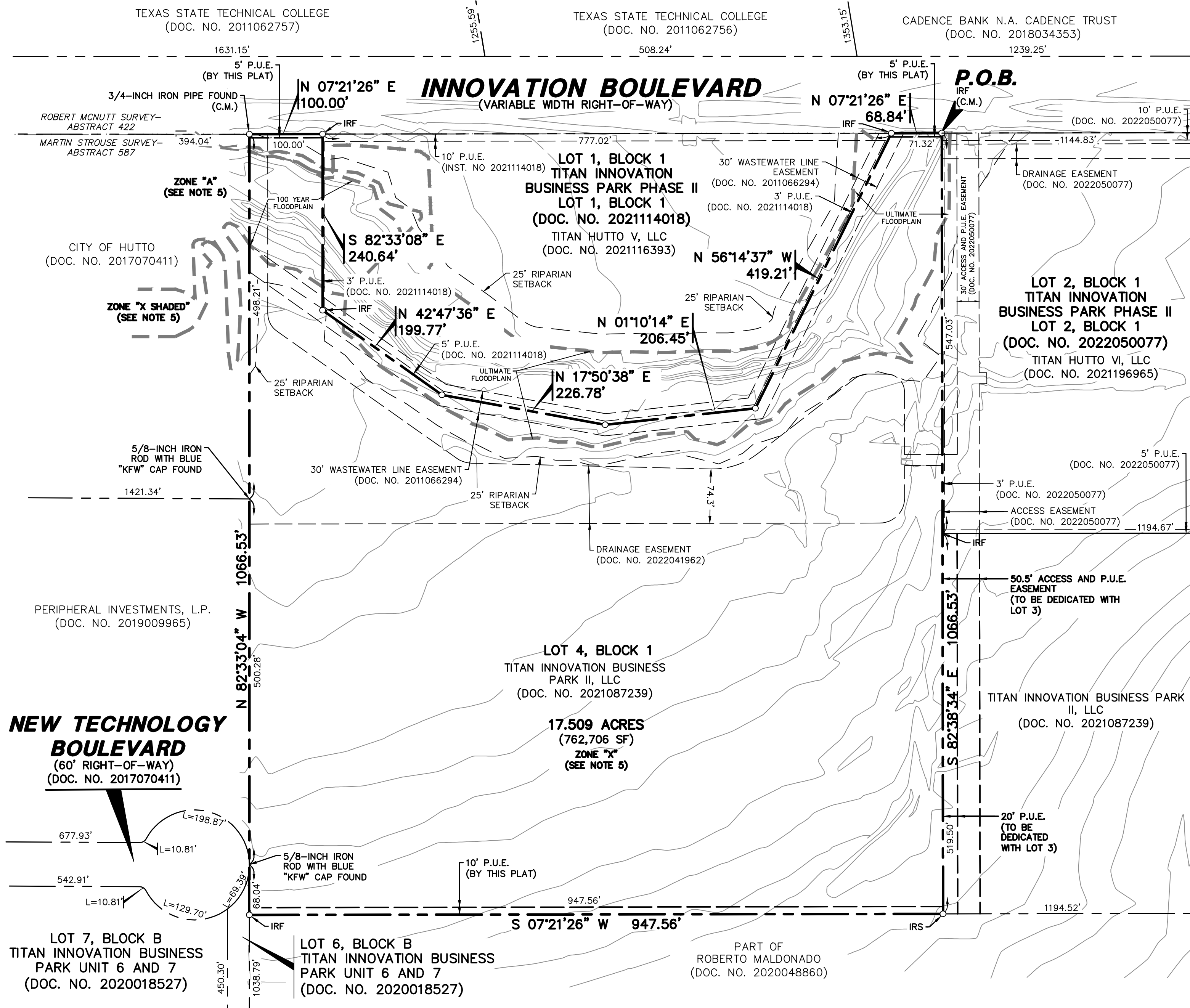
AGENDA ITEM REPORT

4.4.



1. TIBPPHII Lot 4Blk1FP-U2-Plat(8-26-22)

CUSTOLLE
8/23/2022 11:12 AM
M:\DWG-47\4703-22\142\DWG\SURVEY C3D 2018\4703-22.142FP LOT 4.DWG



VICINITY MAP
(1"=2000')

LEGEND

P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
IRF	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	LIMITS OF FLOOD ZONE
---	SURVEY ABSTRACT LINE
○	POINT FOR CORNER UNLESS OTHERWISE NOTED
P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE

TITAN INNOVATION BUSINESS PARK PHASE II LOT 4, BLOCK 1

FINAL PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 3

Received 8/26/2022



ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N. MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
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AUSTIN, TEXAS 78759
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 505-938-0822
CONTACT: JOE IANACONE

OWNERS:
TITAN INNOVATION BUSINESS PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 505-938-0822
CONTACT: BEN SPENCER

Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY GEB	CHECKED BY LMG	SCALE 1"=100'	DATE JULY 2022
		JOB NUMBER 4703-22.142	

FINAL PLAT - TITAN INNOVATION BUSINESS PARK PHASE II LOT 4, BLOCK 1

OWNER'S CERTIFICATION

STATE OF NEW TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS
I, TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021087239 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE II LOT 4, BLOCK 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS __ DAY OF _____, 2022.

BY: TITAN INNOVATION BUSINESS PARK II, LLC

BY: TIBP PHASE II MANAGEMENT, LLC
ITS MANAGER

BY: TITAN LONE STAR, LLC
ITS MANAGER

BY: _____
BEN F. SPENCER, MANAGER

STATE OF NEW MEXICO {
COUNTY OF BERNALILLO {

KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **BEN F. SPENCER**, KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF_____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF NEW MEXICO

NORTH 42 DEGREES, 47 MINUTES, 36 SECONDS EAST, A DISTANCE OF 199.77 FEET TO A POINT FOR CORNER;

NORTH 17 DEGREES, 50 MINUTES, 38 SECONDS EAST, A DISTANCE OF 226.78 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES, 10 MINUTES, 14 SECONDS EAST, A DISTANCE OF 206.45 FEET TO A POINT FOR CORNER;

NORTH 56 DEGREES, 14 MINUTES, 37 SECONDS WEST, A DISTANCE OF 419.21 FEET TO A 5/8-INCH IRON ROD WITH "PACHECO KOCH" CAP FOUND FOR CORNER IN THE SAID EAST LINE OF INNOVATION BOULEVARD AND A NORTHWEST LINE OF THE SAID TITAN INNOVATION BUSINESS PARK II, LLC TRACT; SAID POINT BEING THE NORTH CORNER OF SAID LOT 1, BLOCK 1;

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THENCE, NORTH 07 DEGREES, 21 MINUTES, 26 SECONDS EAST, ALONG THE SAID EAST LINE OF INNOVATION BOULEVARD AND THE SAID NORTHWEST LINE OF THE TITAN INNOVATION BUSINESS PARK II, LLC TRACT, A DISTANCE OF 68.84 FEET TO THE POINT OF BEGINNING;

**TITAN INNOVATION
BUSINESS PARK
PHASE II
LOT 4, BLOCK 1**

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2022.

(PLANNING AND ZONING COMMISSION CHAIR SIGNATURE) DATE _____

FINAL PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 3

THIS SUBDIVISION IS LOCATED WITHIN THE LIMITS OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 2022.

ASHLEY LUMPKIN, AICP, DEVELOPMENT SERVICES DIRECTOR	DATE
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OWNERS:
TITAN INNOVATION BUSINESS PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 505-938-0822
CONTACT: BEN SPENCER

 Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY GEB	CHECKED BY LMG	SCALE NONE	DATE JULY 2022 JOB NUMBER 4703-22.142

GEBEAS
7/19/2022 9:48 AM
M:\DWG-47\4703-22.142\DWG\SURVEY CSD 2018\4703-22.142FP LOT
4.DWG

NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. UTILITY NOTES

a. WITHIN CCN

i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
5. FLOODPLAIN NOTES:

a. ULTIMATE FLOODPLAIN

ii.NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

b. EXISTING FLOODPLAIN

A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR CITY OF HUTTO, TEXAS.”
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½” PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. A 10’ P.U.E. IS HEREBY DEDICATED ALONG THE EAST LOT LINE OF PROPOSED LOT 4 FOR WATER, SEWER, AND STORM SEWER.
10. A 5’ P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
11. A 3’ P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY
11. THE SUBDIVISION IS ZONED LIGHT INDUSTRIAL.
12. THE MAXIMUM IMPERVIOUS COVERAGE PER NON–RESIDENTIAL LOT IS 90%.
13. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
14. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
15. DETENTION FOR LOT 4, BLOCK 1, SHALL BE PROVIDED ON LOT 4, BLOCK 1 AND PROPOSED POND SHALL BE A DRAINAGE EASEMENT. IMPROVEMENTS SHALL BE CONSTRUCTED BEFORE IMPERVIOUS COVER IS PLACED ON LOT 4.
16. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER’S ASSOCIATION.
18. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
19. SER APPROVAL IS NEEDED FOR SITE PLAN FOR WATER AND WASTEWATER CONNECTION IN ORDER FOR THE CITY TO DETERMINE IF THE EXISTING INFRASTRUCTURE HAS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT.
20. CITY LIMIT AND ETJ LINES ARE APPROXIMATE, INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (https://www.huttotx.gov/departments/gis/gis_layers.php), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
21. DETENTION POND IN LOT 4, BLOCK 1, SHALL BE OWNED BY THE OWNER OF LOT 4, BLOCK 1 AND SHALL BE MAINTAINED BY THE OWNERS IN ACCORDANCE WITH INSTRUMENT NUMBER 2022041962.
22. ALL DISTURBED AND EXPOSED AREAS DUE TO CONSTRUCTION SHALL BE PERMANENTLY STABILIZED.

COUNTY CLERK CERTIFICATION

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE __ DAY OF _____, 2022, A.D., AT _____ O’CLOCK __M. AND DULY RECORDED THIS __ DAY OF _____, 2022, A.D., AT _____ O’CLOCK __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO._____. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

SURVEYOR’S CERTIFICATION

STATE OF TEXAS {
COUNTY OF DALLAS {

KNOW ALL MEN BY THESE PRESENTS
I, LUIS M. GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6793, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON MARCH 30, 2022.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DALLAS, DALLAS COUNTY, TEXAS, THIS __ DAY OF _____, 2022.

LUIS M. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6793
STATE OF TEXAS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS, 75231
TELEPHONE: 972–235–3031

ENGINEER’S CERTIFICATION

STATE OF TEXAS {
COUNTY OF TRAVIS {

KNOW ALL MEN BY THESE PRESENTS
I, CLAYTON J. STROLLE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS__ DAY OF _____, 2022.

CLAYTON J. STROLLE
REGISTERED PROFESSIONAL ENGINEER NO. 108906
STATE OF TEXAS
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
TELEPHONE: 512–485–0831

Received 8/26/2022



**TITAN INNOVATION
BUSINESS PARK
PHASE II
LOT 4, BLOCK 1**
FINAL PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 3

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512–485–0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972–235–3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 505–938–0822
CONTACT: JOE IANNAcone

OWNERS:
TITAN INNOVATION BUSINESS PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 505–938–0822
CONTACT: BEN SPENCER

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F–469 TX REG. SURVEYING FIRM LS–10008000			
DRAWN BY GEB	CHECKED BY LMG	SCALE NONE	DATE JULY 2022	JOB NUMBER 4703–22.142	

FINAL PLAT - TITAN INNOVATION BUSINESS PARK PHASE II LOT 4, BLOCK 1

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Hold a public hearing for the proposed Heritage Mill South Subdivision Revised Preliminary Plat, 187.21 acres, more or less, of land, 916 residential lots, located off FM 1660 South.
Meeting: Tuesday, October 4, 2022
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

No action - Public hearing only

STAFF REVIEW:

None

FINANCIAL IMPACT:

None

POLICY IMPLICATIONS:

None

ATTACHMENTS:

1. Heritage Mill public notice



PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **OCTOBER 4, 2022**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** will hold a public hearing regarding the proposed **Heritage Mill South Subdivision Revised Preliminary Plat**, 187.21 acres, more or less, of land, 916 residential lots, located off of FM 1660 South.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Heritage Mill South Subdivision Revised Preliminary Plat**, 187.21 acres, more or less, of land, 916 residential lots, located off of FM 1660 South.

Name: Jesse + Carla Carlow

Address: 143 Brushy Creek

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP

